

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 Barak Way, Rowville Vic 3178
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$750,000	&	\$820,000
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Median sale price

Median price	\$890,000	Property Type	House	Suburb	Rowville
Period - From	01/10/2020	to	31/12/2020	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	11 Gahnia Wlk ROWVILLE 3178	\$775,000	18/01/2021
2	14 Gahnia Wlk ROWVILLE 3178	\$755,000	04/02/2021
3	49 Emmeline Row ROWVILLE 3178	\$750,000	27/01/2021

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/03/2021 14:34
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